

acquisition and development of portions of the proposed areawide recreational trail system in the County, and the provision of canoe access sites along the Fox River. Total acquisition and facility development costs for the County under the plan buildout conditions approximate \$52.8 million. A substantial portion of this total cost may be offset by State and Federal recreation and open space grant program funds, land dedications, donations, and revenues generated by existing parks and recreational facilities.

Under the plan, part of the responsibility for open space acquisition is assigned to local units of government and nonprofit conservation organizations in accordance with previously adopted local plans. In addition, local government acquisition of certain open space sites which, based upon their small size, are more properly considered to be of local, rather than countywide, significance is also recommended. Total open space acquisition costs for local units of government under the plan buildout conditions approximate \$28.8 million. Open space acquisition costs for nonprofit conservation organizations approximate \$5.2 million. These costs may also be offset by State and Federal recreation and open space grant program funds.

Park and open space acquisition and development recommended to be undertaken by Waukesha County through the year 2010 would approximate \$25 million. Spread over 15 years, from 1996 through the year 2010, the average annual capital outlay required by the County would approximate \$1.67 million. This compares to the average annual capital outlay of \$1.69 million designated for park and open space acquisition and development for the years 1996 through 2000 in the current County capital improvement program.

PLAN ADOPTION

The preparation of the Waukesha County development plan was undertaken in accordance with Section 59.97(3) of the Wisconsin Statutes which authorizes and governs the preparation of such plans. Section 59.97(3) specifies the territory which may be included in a county development plan, indicates the permissible scope and content of such plans, and establishes public hearing and plan adoption procedures. In accordance with Section 59.97(3), the county zoning agency, that is, the Waukesha County Park and Planning Commission, should hold a public hearing on the proposed development plan. After approval of that plan, the Park and Planning Commission should submit the plan to the County Board of Supervisors for approval and adoption. the County Board should adopt the plan by ordinance

pursuant to Section 59.97(3). By so doing, Waukesha County may be able to use as a basis for subdivision plat approval the provisions of Section 236(l) of the Wisconsin Statutes, which require that, in order to be approved, a subdivision must be found to be in compliance with any municipal, town, or county ordinance. Upon adoption of the County development plan by ordinance, the normal provisions of ordinance publication would apply.

While the County development plan set forth in this report applies directly to the thirteen civil towns which comprise the unincorporated territory of the County, it is also intended to provide guidance to the incorporated cities and villages which were involved in the planning process. Upon adoption by the County Board, the plan should be certified by the County clerk to the clerks of each of the thirteen civil towns. While not required by Statute, endorsement of the County development plan by the civil towns is desirable and should be sought.

The plan should also be transmitted to the cities and villages in Waukesha County. Endorsement by the cities and villages would be desirable and should also be sought. Transmittal of the plan to cities and villages is not intended to meet a statutory requirement; rather, it is intended for informational purposes, providing a basis for the common understanding and general support of the land use, housing, transportation, and recreation objectives of the plan.

MONITORING AND UPDATING THE PLAN

In view of the anticipated continued rapid growth and development of the County, provision should be made for the periodic review and reevaluation of the plan to ensure that it continues to properly reflect changing conditions and any changes in county and local development objectives. In this respect it is recommended that the implementation status of the plan be reviewed annually and that a reevaluation, update, and revision, as appropriate, of the plan be conducted every five years. It is recommended that Waukesha County provide requisite funding for the recommended annual review and five-year update of the plan.

Adoption of the County development plan will also require the revision of the County agricultural preservation plan adopted by the Waukesha County board in 1984. Under Chapter 91 of the Wisconsin Statutes, county agricultural preservation plans, plans which facilitate participation by farmland owners in the Wisconsin Farmland Preservation tax-credit program, must be consistent with the any county development